

TRANSFER
TAX
PAID

Doc # 2004006928
Book 7868 Page 319

57-92

WARRANTY DEED
Statutory Short Form

I, **JAMES C. BICKFORD** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **JEFFREY D. CYR and LISA M. CYR** of Augusta, County of Kennebec, State of Maine, whose mailing address is 122 Windsor Avenue, Augusta, ME 04330, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot No. 27 on a Plan of Johnson Heights made on February 23, 1938, by Harry Green, C.E., and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 26A. Said lot has a frontage on Johnson Heights of seventy (70) feet and is one hundred (100) feet deep.

This conveyance is made upon the following express conditions which are to run with the land:

1. No other buildings may be erected on said land except dwelling house and private garage to be used in connection therewith.
2. Such dwelling house shall cost not less than five thousand (\$5,000.00) dollars nor shall be built for over two family occupancy.
3. No second floor porches may be built upon any house.
4. The dwelling house shall be set back at least thirty (30) feet from the line of the sidewalk except that steps, bay windows, and porticoes may be allowed in this reserved area.
5. Any private garage, unless built in as part of the house, shall be set back at least seventy (70) feet from the sidewalk.
6. No animals are to be kept in, upon or about the premises except such as are usually called household pets.

Being the same premises conveyed to James C. Bickford by Deed of Trustee from Dwain B. Smith, Trustee of The Pamela Ann Simpson Trust dated May 5, 1995, dated August 26, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7595, Page 136. Said Deed of Trustee from Dwain B. Smith, Trustee of The Pamela Ann Simpson Trust dated May 5, 1995, to James C. Bickford is to be re-recorded in the Kennebec County Registry of Deeds concurrent herewith.

WITNESS my hand and seal this 9TH day of March, 2004.

Signed, Sealed and Delivered
in the presence of:

William P. Subord

James C. Bickford
James C. Bickford

@mds

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 9, 2004

57-72

Then personally appeared the above named James C. Bickford and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
Notary Public
Print
Name: WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008



Received Kennebec Co.
03/15/2004 1:18PM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS